



**CITY OF MONROE
PLANNING COMMISSION MINUTES
February 25, 2013**

The meeting of the Monroe Planning Commission was scheduled for February 25, 2013 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Kristiansen called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Dave McConnell called the roll. The following were:

Present: Commissioners Bill Kristiansen, Dave Demarest, Wayne Rodland, Jeff Sherwood, Bridgette Tuttle

Staff Present: Director Brad Feilberg, Planning and Permitting Manager Paul Popelka, Economic Development Manager Jeff Sax and Planning Technician David McConnell

CITIZEN COMMENT

Annique Bennett Monroe Chamber of Commerce, 108 E. Main Street, Monroe WA 98272
Ms. Bennett thanked the Planning Commissioners and staff for their hard work and efforts in revising the sign code.

Paul Loots 14869 Van Ave, Monroe WA 98272

Former Chairman Loots commented that he had enjoyed his service on the Planning Commission.

The Commissioners thanked Mr. Loots for his service.

APPROVAL OF MINUTES

A. February 11, 2013

Commissioner Rodland moved to accept the minutes of Feb 11, 2013. Motion seconded by **Commissioner Sherwood**. **Commissioner Demarest** questioned the minutes regarding murals. Staff will review the meeting tape and revise the minutes as needed. The motion was withdrawn.

PUBLIC HEARING

A. Monroe Municipal Code (MMC) Chapter 18.80–Sign Code Amendment (ZCA 2012-04)

The sign code (Monroe Municipal Code 18.80) is being reviewed and updated to clarify code language, address city-wide consistency, understandable permitting requirements, new sign technology, consistent enforcement practices and other potential code improvements.

Manager Popelka summarized the sign code work completed to date, and reviewed the latest revisions to the proposed code.

The Commissioners reviewed the latest draft of the sign code as summarized below.

- Clarification on off premise signs.
- Heights and sizes of GC and Mixed Use signs
- Clarification of definitions and locations of changeable message signs
- Clarification of murals, landmark signs, residential, and sign-to-frame ratios

Public Testimony

Bob Martin 103 E Rivmont Dr, Monroe WA 98272

Mr. Martin thanked the Commissioners and staff, expressed his support of murals and commented on mural definitions in the code. He supports restrictions on sandwich signs, has concerns with off premise signs and possible blocking issues with the large sign sizes, and commented on dimensions of street frontages.

Commissioner Rodland made a motion to close the public hearing. Motion seconded by **Commissioner Sherwood**. Motion carried 5/0.

Discussion following the public hearing included signs at Hwy 522/West Main, murals and changeable message signs.

Manager Popelka discussed the timing for completing the Sign Code Update, and noted that a SEPA Determination is being completed, followed by a period of time for public comment. The Commission will review code revisions on March 11, and a recommendation to Council is scheduled for March 25, after the public comment period.

Commissioner Sherwood made a motion to continue the meeting past 9 pm. Motion seconded by **Commissioner Demarest**. Motion carried 5/0.

WORKSHOP

A. Sanitary Sewer Service Outside City Limits

The City is reviewing policies and development regulations for extension of sewer service beyond the City limits to address future growth in the unincorporated urban growth areas and avoid development at rural densities.

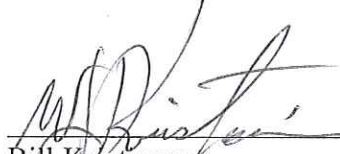
Director Feilberg summarized the background, current code and proposed action for extending sewer beyond city limits. This proposal will have a public hearing with the Planning Commission March 25 and a final meeting in April.

DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka gave an update on current projects and the planner job search. **Manager Sax** gave an update on red light camera rulings the Wal-Mart project.

ADJOURNMENT

Commissioner Roland made a motion to adjourn the February 25, 2013 Planning Commission meeting. Motion seconded by **Commissioner Sherwood**. Motion carried 5/0 and the meeting was adjourned at 9:54p.m.



Bill Kristiansen
Chairman

Dave McConnell
Planning Commission Secretary

